093.0	0004	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	779,300 / 779,300
					USE VALUE:	779,300 / 779,300
					ASSESSED:	779,300 / 779,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DENNIS CHRISTOPHER S &		
Owner 2:	DECOSTA LORI A		
Owner 3:			
Street 1:	87 OVERLOOK RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	HAYES SUSAN M -
Owner 2:	-
Street 1:	87 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Aluminum Exterior and 1876 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	381,800	9,000	388,500	779,300
Total Card	0.103	381,800	9,000	388,500	779,300
Total Parcel	0.103	381,800	9,000	388,500	779,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.39 | /Parcel: 415.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	60392
GIS Ref	
GIS Ref	
Insp Date	12/12/08

!7613!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	381,700	9000	4,500.	388,500	779,200	779,200	Year End Roll	12/18/2019
2019	101	FV	287,400	9300	4,500.	394,100	690,800	690,800	Year End Roll	1/3/2019
2018	101	FV	287,400	9300	4,500.	294,100	590,800	590,800	Year End Roll	12/20/2017
2017	101	FV	287,400	9300	4,500.	266,400	563,100	563,100	Year End Roll	1/3/2017
2016	101	FV	287,400	9300	4,500.	255,300	552,000	552,000	Year End	1/4/2016
2015	101	FV	271,000	9500	4,500.	216,500	497,000	497,000	Year End Roll	12/11/2014
2014	101	FV	216,200	9500	4,500.	205,400	431,100	431,100	Year End Roll	12/16/2013
2013	101	FV	216,200	9500	4,500.	195,400	421,100	421,100		12/13/2012

PRINT

Date	Time
12/10/20	22:13:57

LAST REV

Date	Time
06/02/15	11:25:44
philc	
7613	

USER DEFINED

Prior Id # 1:	60392
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAYES SUSAN M,	63970-162		7/25/2014		585,000	No	No		
	15863-110		11/1/1984		125,000	No	No		Susan Marie Hayes d.o.d. 4/5/2014 Bk 63970 Pg

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2015	471	New Wind	29,423					
8/12/2003	684	Det. Gar	25,000			G6	GR FY06	REPL GAR W/ 16X22
12/1/1995	707		26,619					15X12 ROOM ADDITIO

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2015	Permit Insp	PC	PHIL C
12/12/2008	Meas/Inspect	189	PATRIOT
7/28/2005	Inspected	BR	B Rossignol
7/28/2005	Inspected	BR	B Rossignol
3/20/2000	Inspected	263	PATRIOT
2/2/2000	Measured	263	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	5									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22189546
Const Adj.:	1.00289977
Adj $ / SQ:	159.307
Other Features:	75500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468985
Depreciation:	87231
Depreciated Total:	381754

COMMENTS

NO HEAT UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

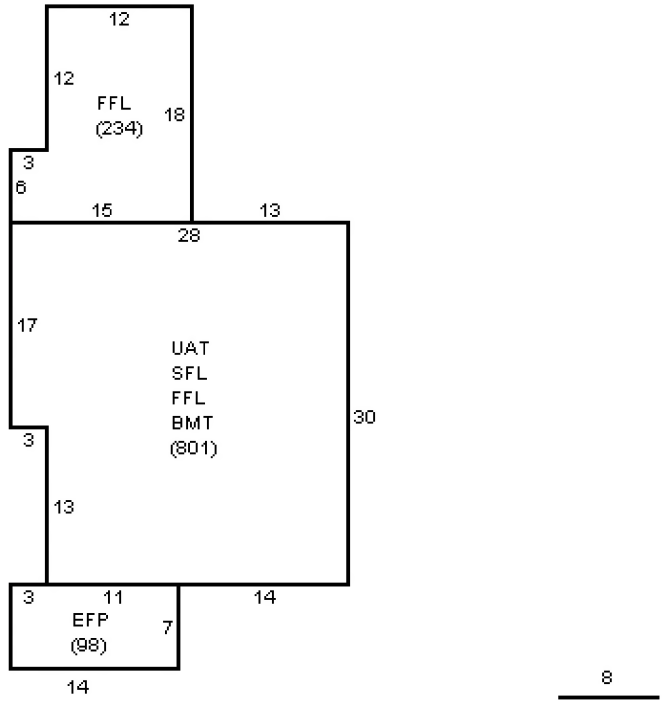
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.24
Special Features:	0	Val/Su Net:	130.09
Final Total:	381800	Val/Su SzAd	207.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,035	159.310	164,883
BMT	Basement	801	47.790	38,281
SFL	Second Floor	801	159.310	127,605
UAT	Upper Attic	200	73.280	14,675
EFP	Enclos Porch	98	55.170	5,406

Net Sketched Area:	2,935			Total:	350,850
Size Ad	1836	Gross Are	3536	FinArea	1876

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	16X22	G	AV	2003	27.63	T	12.8	101			8,500			8,500
19	Patio	D	Y	1	12X10	A	AV	1988	5.38	T	24.8	101			500			500

More:	N	Total Yard Items:	9,000	Total Special Featues:		Total:	9,000